



METROPOLITAN HISTORIC ZONING COMMISSION
Sunnyside in Sevier Park, 1113 Kirkwood Avenue Nashville, TN 37204
615-862-7970, historicalcommission@nashville.gov

METRO HISTORIC ZONING COMMISSION (MHZC)
MINUTES

June 15, 2022

Sonny West Conference Center/ Fulton Campus

2:00 p.m.

700 Second Avenue South (between Lindsley Avenue and Middleton Street)

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Menié Bell, Chair
Cyril Stewart, Vice-Chair

Leigh Fitts
Mina Johnson
Kaitlyn Jones
Elizabeth Mayhall

Ben Mosley
David Price
Dr. Williams

Tim Walker
Executive Director, Metro Historical Commission and Metro Historic Zoning Commission

Robin Zeigler
Historic Zoning Administrator, Metro Historic Zoning Commission

[Metro Historic Zoning Commission](#)
1113 Kirkwood Avenue, Nashville, TN 37204
615-862-7970
historicalcommission@nashville.gov



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**METRO HISTORIC ZONING COMMISSION (MHZC)
MINUTES**

June 15, 2022

Sonny West Conference Center/ Fulton Campus

2:00 p.m.

Commissioner Attendance: Chair Bell, Vice-chair Stewart, Commissioners Fitts, Johnson, Jones, Mayhall, Mosley, Price and Williams.

Staff Attendance: Historic Zoning Administrator Zeigler, Legal Counsel Fox, and staff members Alexander, Baldock, Mitchell, Rose, Sajid, and Warren.

1. ADOPTION OF MAY 18 MINUTES

Motion: Commissioner Johnson moved to approve the minutes as provided. Commissioner Jones seconded and the motion passed unanimously.

2. ADOPTION OF AGENDA

The following items are requested to be removed from the agenda:

- 13. 1113 Forrest Avenue – Addition and Outbuilding approved administratively
- 16. 3704 Princeton—request it be moved from consent to the end of the agenda
- 20. 104 Rep John Lewis Way S – Approved administratively
- 21. 1511 16th Ave S—Approved administratively
- 25. 1701 Blair Blvd. #1—request to defer
- 29. 309 Tillman—applicant requests a deferral
- 30. 1417 Woodland Street – applicant requests a deferral

Motion: Commissioner Mosley moved to accept the revised agenda. Commissioner Johnson seconded and the motion passed unanimously.

3. COUNCILMEMBER PRESENTATIONS

None were present.

CONSENT

4. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH

5. 918 BRADFORD AVE

Application: New Construction—Infill and Detached Accessory Dwelling Unit (Revision to Previously Approved Plan)

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Project Lead:Melissa Baldock Melissa.Baldock@nashville.gov

PermitID#: T2022035485 and T2022035492

6. 4603 ELKINS AVE

Application: New Construction—Addition and Outbuilding

Council District: 24

Overlay: Park and Elkins Neighborhood Conservation Zoning Overlay

Project Lead:Melissa Baldock Melissa.Baldock@nashville.gov

PermitID#: T2022035590 and T2022035595

7. 2105 GRANTLAND AVE

Application: New Construction—Addition
Council District: 17
Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay
Project Lead:Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2022033274

8. 2217 LINDELL AVE

Application: New Construction—Addition
Council District: 17
Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay
Project Lead:Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2022035600

9. 912 WALDKIRCH AVE

Application: New Construction—Addition and Outbuilding; Setback Determination
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead:Joseph Rose joseph.rose@nashville.gov
PermitID#: T2022035162 & T2022035258

10. 1012-1014 LAWRENCE AVE

Application: New Construction—Outbuildings
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead:Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2022035830 and T2022035803

11. 1 WATERS AVE

Application: New Construction—Outbuilding
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead:Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2022034624

12. 1604 LILLIAN ST

Application: New Construction—Outbuilding; Setback Determination
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead:Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2022035444

13. 1113 FORREST AVE

Application: New Construction—Addition and Outbuilding
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead:Sean Alexander sean.alexander@nashville.gov
PermitID#: T2022035802

14. 2001 LEBANON PK

Application: SP Recommendation
Council District: 15
Overlay: Historic Landmark Zoning Overlay
Project Lead:Robin Zeigler, robin.zeigler@nashville.gov

15. 117 2ND AVE N

Application: New Construction—Addition; Alterations
Council District: 19
Overlay: Second Avenue Historic Preservation Zoning Overlay
Project Lead:Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2022035930

16. 3704 PRINCETON AVE

Application: New Construction—Addition and Setback Determination
Council District: 24
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay
Project Lead:Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2022035529

17. 249 LAUDERDALE RD

Application: New Construction—Addition
Council District: 24
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay
Project Lead:Sean Alexander, sean.alexander@nashville.gov
PermitID#: T2022035632

18. 101 BROADWAY

Application: Signage
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead:Melissa Sajid, melissa.sajid@nashville.gov
PermitID#: T2022035785

19. 1330 5TH AVE N

Application: New Construction—Addition/Violation
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov

20. 1511 16th AVE S

Application: New Construction—Infill (Revision to previously approved plan)
Council District: 17
Overlay: South Music Row Neighborhood Conservation Zoning Overlay
Project Lead:Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: 2021000233

21. 104 REP JOHN LEWIS WAY S

Application: Alterations
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead:Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2022035793

22. 1000 WOODLAND

Application: New Construction—Infill/Violation
Council District: 06
Overlay: Lockeland Springs East End Neighborhood Conservation Zoning Overlay
Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov

Motion:

Commissioner Mosley moved to approve all cases with their applicable conditions and with the exceptions of 1113 Forrest Avenue, 1511 16th Avenue South, and 104 Rep John Lewis Way which received administrative permits and 3704 Princeton Ave which was moved to public hearing with the revised agenda. Commissioner Williams seconded and the motion passed unanimously.

PRELIMINARY AND FINAL SP REVIEW

23. 930 MCFERRIN AVE

Application: New Construction--Infill and Outbuildings (Revision to SP Part 1)

Council District: 05

Overlay: Greenwood Neighborhood Conservation Zoning Overlay

Project Lead: Sean Alexander sean.alexander@nashville.gov

PermitID#: T2022029236

Description of Project: A revision to two components of a mixed-use development with buildings that relate to McFerrin Avenue, West Eastland Avenue, and a new private drive serving structures in the interior of a two-acre lot.

Applicants: David Brauner

Public: None present

Recommendation Summary: Staff recommends approval of the revised Components A and B of the proposed SP development (Part I) with following conditions:

1. The height of Component A (Commercial Building) is lowered to twenty-six feet (26') tall; and
2. The applicant returns to the MHZC for review of materials, the rhythm and proportions of window and doors, utilities, and other details if the SP rezoning application is approved.

With those conditions met, along with the conditions pertaining to Components C and D stipulated by the MHZC in their May 18, 2022 decision, staff finds that the project meets the design guidelines for massing and scale in the Greenwood Neighborhood Conservation Zoning Overlay.

Motion:

Commissioner Mosley moved to approve the revised Components A and B of the proposed SP development (Part I) with following conditions:

1. The height of Component A (Commercial Building) is lowered to twenty-six feet (26') tall; and
2. The applicant returns to the MHZC for review of materials, the rhythm and proportions of window and doors, utilities, and other details if the SP rezoning application is approved;

finding that with those conditions, along with the conditions pertaining to Components C and D stipulated by the MHZC in their May 18, 2022 decision, the project meets the design guidelines for massing and scale in the Greenwood Neighborhood Conservation Zoning Overlay. Vice-chair Stewart seconded and the motion passed unanimously.

VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS/ SHOW CAUSE

24. 2708 FAIRFAX AVE

Application: New Construction—Addition/ Violation

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov

Description of Project: Three skylights were installed on the front roof plane without a permit.

Applicant: Jon Michael

Public: None present

Recommendation Summary: Staff recommends that the skylights be removed, and the openings covered with asphalt shingles to match the existing roofing material within sixty (60) days of the Commission's decision finding that they do not meet Section II(B)(2)(a) of the guidelines for roof additions.

Motion:

Commissioner Mosley moved that the skylights be removed, and the openings covered with asphalt shingles to match the existing roofing material with work to begin with 120 days, finding that skylights do not meet Section II(B)(2)(a) of the guidelines for roof additions. Vice-chair Stewart seconded and the motion passed unanimously.

25. 1701 BLAIR BLVD. Unit 1

Application: New Construction—Addition/Violation

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov

Deferred at the request of the applicant.

26. 1701 BLAIR BLVD. Unit 2

Application: New Construction—Addition/Violation

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov

Description of Project: Partition walls and railings were installed without a permit.

Applicants: Gregory Michaud, owner and John McAlister, contractor

Public: None present.

Recommendation Summary: Staff recommends approval of the railings and the rear partition wall (highlighted in blue in figs. 2 and 3), finding that they meet Sections II(B)(1)(b) and II(B)(2)(f) of the guidelines for height and scale, Sections II(B)(2)(a) for location, and Sections II(B)(1)(d) and II(B)(2)(f) for materials.

Staff recommends removal of the front partition wall highlighted in green in figures 2 and 3 within sixty (60) days of the Commission's decision, finding that it does not meet Sections II(B)(1)(b) and II(B)(2)(f) for height and scale, Sections II(B)(2)(a) for location, and Sections II(B)(1)(d) and II(B)(2)(f) for materials.

Motion:

Commissioner Mosley moved to approve the railings and the rear partition wall (highlighted in blue in figs. 2 and 3 of the staff report), finding that they meet Sections II(B)(1)(b) and II(B)(2)(f) of the guidelines for height and scale, Sections II(B)(2)(a) for location, and Sections II(B)(1)(d) and II(B)(2)(f) for materials. He further moved that the front partition wall highlighted in green in figures 2 and 3 of the staff report be removed within 90 days of the Commission's decision, finding that it does not meet Sections II(B)(1)(b) and II(B)(2)(f) for height and scale, Sections II(B)(2)(a) for location, and Sections II(B)(1)(d) and II(B)(2)(f) for materials. Commissioner seconded and the motion passed unanimously. Commissioner Price seconded and the motion passed unanimously.

Commissioner Mosley encouraged the HOA for the building to propose a new application for partitions that would not be visible from the street and would entail a plan for the entirety of the building's roof.

27. 2121 BELMONT BLVD UNIT 1

Application: New Construction—Addition/Violation

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead:Kelli Mitchell, kelli.mitchell@nashville.gov

Description of Project: Partition walls and railings were installed without a permit.

Applicants: Lee Dilworth, owner

Public: None present.

Staff recommends approval of the railings and of the rear partition wall (highlighted in blue in figs. 2 and 3), finding that they meet Sections II(B)(1)(b) and II(B)(2)(f) for height and scale, Sections II(B)(2)(a) for location, and Sections II(B)(1)(d) and II(B)(2)(f) for materials.

Staff recommends removal of the front partition wall (highlighted in green in figs. 2 and 3) within 90 days of the Commission's decision, finding that it does not meet Sections II(B)(1)(b) and II(B)(2)(f) for height and scale, Sections II(B)(2)(a) for location, and Sections II(B)(1)(d) and II(B)(2)(f) for materials.

Motion:

Commissioner Mosley moved to approve the railings and of the rear partition wall (highlighted in blue in figs. 2 and 3), finding that they meet Sections II(B)(1)(b) and II(B)(2)(f) for height and scale, Sections II(B)(2)(a) for location, and Sections II(B)(1)(d) and II(B)(2)(f) for materials. He further moved the front partition wall (highlighted in green in figs. 2 and 3) shall be removed within 90 days of the Commission's decision, finding that it does not meet Sections II(B)(1)(b) and II(B)(2)(f) for height and scale, Sections II(B)(2)(a) for location, and Sections II(B)(1)(d) and II(B)(2)(f) for materials.

Commissioner Mosley encouraged the HOA for the building to propose a new application for partitions that would not be visible from the street and would entail a plan for the entirety of the building's roof.

28. 2121 BELMONT BLVD UNIT 2

Application: New Construction—Addition/Violation

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead:Kelli Mitchell, kelli.mitchell@nashville.gov

Description of Project: Partition walls and railings were installed without a permit.

Applicants: John McAlister, contractor

Public: Lee Dilworth

Recommendation Summary: Staff recommends approval of the railings and of the rear partition wall (highlighted in yellow in fig. 2), finding that they meet Sections II(B)(1)(b) and II(B)(2)(f) for height and scale, Section II(B)(2)(a) for location, and Sections II(B)(1)(d) and II(B)(2)(f) for materials.

Staff recommends removal of the front partition walls (highlighted in blue and green in fig. 2) within sixty (60) days of the Commission's decision, finding that they do not meet Sections II(B)(1)(b) and II(B)(2)(f) for height and scale, Sections II(B)(2)(a) for location, and Sections II(B)(1)(d) and II(B)(2)(f) for materials.

Motion:

Commissioner Mosley moved to approve the railings and of the rear partition wall (highlighted in yellow in fig. 2), finding that they meet Sections II(B)(1)(b) and II(B)(2)(f) for height and scale, Section II(B)(2)(a) for location, and Sections II(B)(1)(d) and II(B)(2)(f) for materials. He further moved that the front partition walls (highlighted in blue and green in fig. 2) shall be removed within 90 days of the Commission's decision, finding that they do not meet Sections II(B)(1)(b) and II(B)(2)(f) for height and scale, Sections II(B)(2)(a) for location, and Sections II(B)(1)(d) and II(B)(2)(f) for materials.

Commissioner Mosley encouraged the HOA for the building to propose a new application for partitions that would not be visible from the street and would entail a plan for the entirety of the building's roof.

MHZC ACTIONS

29. 309 TILLMAN LN

Application: Economic Hardship
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose joseph.rose@nashville.gov
PermitID#: T2022035491

Deferred at the request of the applicant.

30. 1417 WOODLAND ST

Application: New Construction—Partial Demolition, Addition
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2022029138

Deferred at the request of the applicant.

31. 1708 B BEECHWOOD AVE

Application: New Construction—Infill
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2022029180

Description of Project: Application for the new construction of infill.

Applicant: Dale Brackeen, Dryden Architecture and Design
Public: None present.

Recommendation Summary: Staff recommends approval of the proposed infill with the following conditions:

1. The site plan shall be revised to indicate that the oriel bay on the left-side elevation does not encroach into the side setback;
2. The finished floor height shall be consistent with the finished floor height of the adjacent historic house at 1706 Beechwood, to be verified by MHZC in the field;
3. Materials shall be reviewed and approved by staff prior to purchase and installation, including foundation material, roofing, porch floor/steps, all windows and doors and the walkway material, and
4. The HVAC shall be located behind the house or on either side, beyond the midpoint and utility meters shall be located on the side of the building

With these conditions, staff finds that the proposed infill meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Motion:

Commissioner Fitts moved to approve the proposed infill with the following conditions:

1. **The site plan shall be revised to indicate that the oriel bay on the left-side elevation does not encroach into the side setback;**
2. **The finished floor height shall be consistent with the finished floor height of the adjacent historic house at 1706 Beechwood, to be verified by MHZC in the field;**
3. **Materials shall be reviewed and approved by staff prior to purchase and installation, including foundation material, roofing, porch floor/steps, all windows and doors and the walkway material, and**

4. The HVAC shall be located behind the house or on either side, beyond the midpoint and utility meters shall be located on the side of the building; finding that with these conditions, the proposed infill meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. Commissioner Johnson seconded and the motion passed unanimously.

32. 1109 PETWAY AVE

Application: New Construction—Outbuilding
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose joseph.rose@nashville.gov
PermitID#: T2022035270

Description of Project: The application is to construct a two-story outbuilding/DADU in the rear yard at 1109 Petway Avenue.

Applicant: Jeff Goff
Public: None present.

Recommendation Summary: Staff recommends approval of the proposed outbuilding/DADU with the following conditions:

1. Staff approve final material selections for cladding, trim, windows, doors, porch elements, and site elements prior to purchase and installation.

With these conditions, staff finds that the proposed outbuilding meets sections IV for materials and VII for detached outbuildings and garden structures of Part I and the Eastwood chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts.

Motion:

Commissioner Price moved to approve the proposed outbuilding/DADU with the conditions that the final material selections for cladding, trim, windows, doors, porch elements, and site elements prior to purchase and installation be approved finding that with these conditions, the proposed outbuilding meets sections IV for materials and VII for detached outbuildings and garden structures of Part I and the Eastwood chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts. Commissioner Williams seconded and the motion passed unanimously.

33. 1712 ASHWOOD AVE

Application: New Construction—Infill
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose joseph.rose@nashville.gov
PermitID#: T2022035274

Description of Project: The applicant proposes to construct a one and one-half story infill on the vacant lot at 1712 Ashwood Avenue.

Applicant: Brian Rainwater
Public: None present.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The finished floor height be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;
2. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters be located on the side of the building;

3. Staff approve all material selections for foundation materials, cladding, roofing, trim, porch elements, windows, doors, and site elements prior to purchase and installation;
4. Four-inch (nominal) corner boards shall be at the face of each exposed corner;
5. Double and triple windows shall have a 4"-6" mullion between them; and,
6. The siding and trim shall have a smooth finish.

With these conditions, staff finds that the proposed infill meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Motion:

Commissioner Jones moved to approve the project with the following conditions:

1. **The finished floor height be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;**
2. **The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters be located on the side of the building;**
3. **Staff approve all material selections for foundation materials, cladding, roofing, trim, porch elements, windows, doors, and site elements prior to purchase and installation;**
4. **Four-inch (nominal) corner boards shall be at the face of each exposed corner;**
5. **Double and triple windows shall have a 4"-6" mullion between them; and,**
6. **The siding and trim shall have a smooth finish;**

finding that with these conditions, the proposed infill meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. Commissioner Mayhall seconded and the motion passed unanimously.

34. 1417 FORREST AVE

Application: New Construction—Infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

PermitID#: T2022035447

Description of Project: Applicant proposes infill on a vacant lot.

Applicant: Present but did not speak.

Public: None present.

Recommendation Summary:

Staff recommends approval of the project with the following conditions:

1. The finished floor height be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;
2. Staff approve all windows and doors and the roof shingle color prior to purchase and installation; and
3. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters be located on the side of the building.

With these conditions, staff finds that the proposed infill meets sections IV. (Materials) and V. (New Construction-Infill) of Part I and the Lockeland Springs-East End chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts.

Motion:

Vice-chair Stewart moved to approve the project with the following conditions:

1. **The finished floor height be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;**
2. **Staff approve all windows and doors and the roof shingle color prior to purchase and installation; and**
3. **The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters be located on the side of the building;**

finding that with these conditions, the proposed infill meets sections IV. (Materials) and V. (New Construction-Infill) of Part I and the Lockeland Springs-East End chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts. Commissioner Mayhall seconded and the motion passed unanimously.

35. 1312 3RD AVE N

Application: New Construction—Addition; Setback Determination

Council District: 19

Overlay: Germantown Historic Preservation Zoning Overlay

Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov

PermitID#: T2022034816

Description of Project: Application is to construct a side addition (infill) with a low narrow connector and rear deck to the historic building. The project includes a setback determination to reduce the rear setback from twenty feet (20') to fifteen feet (15').

Applicant: James Bagwell

Public: None present.

Recommendation Summary:

Staff recommends approval of the project with the following conditions:

1. Staff shall approve the final selections of the materials for the windows, doors, roof color, rear porch posts and stairs, walkway, and patio and brick and stone samples be reviewed prior to purchase and installation;
2. Exterior lighting and appurtenances such as fencing, railings, etc. must be reviewed prior to installation; and
3. Any HVAC or other utilities associated with the historic building shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located along the side façades. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the proposed addition and setback determination can meet Sections III.E and V of the design guidelines for the Germantown Historic Preservation Zoning Overlay.

Motion:

Vice-chair Stewart moved to approve the project with the following conditions:

1. **Staff shall approve the final selections of the materials for the windows, doors, roof color, rear porch posts and stairs, walkway, and patio and brick and stone samples be reviewed prior to purchase and installation;**
2. **Exterior lighting and appurtenances such as fencing, railings, etc. must be reviewed prior to installation; and**
3. **Any HVAC or other utilities associated with the historic building shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located along the side façades. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s);**

finding that with these conditions, the proposed addition and setback determination can meet Sections III.E and V of the design guidelines for the Germantown Historic Preservation Zoning Overlay. Commissioner Johnson seconded and the motion passed unanimously.

36. 2905 WESTMORELAND DR

Application: New Construction—Addition and Addition to Outbuilding

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Project Lead: Jenny Warren Jenny.Warren@nashville.gov

PermitID#: T2022029083 & T2022029087

Description of Project: Application for the new construction of a rear addition that is two feet taller and an addition to the existing outbuilding to add a partial second story and small increase to the footprint.

Applicant: Van Pond
Public: None present.

Recommendation Summary: Staff recommends approval of the proposed addition to the house and addition to the outbuilding with the following conditions:

1. The distance between the outbuilding and the house shall not be further reduced;
2. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters be located on the side of the building; and,
3. Staff shall review and approve materials prior to purchase and installation, including: outbuilding cladding material, trim material, all windows, doors, garage doors, the roof shingle color and a brick sample.

With these conditions, staff finds that the proposed project meets the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Motion:

Vice-chair Stewart moved to approve the proposed addition to the house and addition to the outbuilding with the following conditions:

- 1. The distance between the outbuilding and the house shall not be further reduced;**
- 2. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters be located on the side of the building; and,**
- 3. Staff shall review and approve materials prior to purchase and installation, including: outbuilding cladding material, trim material, all windows, doors, garage doors, the roof shingle color and a brick sample;**

finding that with these conditions, the proposed project meets the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay. Commissioner Mosley seconded and the motion passed unanimously.

REMOVED FROM CONSENT

16. 3704 PRINCETON AVE

Application: New Construction—Addition and Setback Determination
Council District: 24
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2022035529

Description of Project: Application for the construction of a rear addition that requires a rear setback determination.

Applicant: John Broderick, contractor
Public: None present.

Recommendation Summary: Staff recommends approval of the proposed addition and setback determination with the following conditions:

1. Revised elevations showing the proposed deck shall be approved by staff prior to permitting;
2. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters be located on the side of the building; and,
3. Materials are reviewed prior to purchase and installation, including trim, all windows, doors, garage doors and the roof shingle color

finding that with these conditions, the project meets the design guidelines for the Richland-West End Neighborhood Conservation Zoning Overlay.

Motion:

Commissioner Mayhall moved to approve the proposed addition and setback determination with the following conditions:

- 1. Revised elevations showing the proposed deck shall be approved by staff prior to permitting;**
- 2. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters be located on the side of the building; and,**
- 3. Materials are reviewed prior to purchase and installation, including trim, all windows, doors, garage doors and the roof shingle color;**

finding that with these conditions, the project meets the design guidelines for the Richland-West End Neighborhood Conservation Zoning Overlay. Vice-chair Stewart seconded and the motion passed unanimously.

OTHER BUSINESS

37. VOTE ON NEW OFFICERS

Motion:

Commissioner Price moved to reelect Chair Bell and Vice-Chair Stewart as chair and vice-chair, respectively. Commissioner Mosley seconded and the motion passed unanimously.